

**OWNER'S STATEMENT**

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF TWO (2) SHEETS. BY MY SIGNATURE HERETO I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: VALENCIA STREET PARTNERS, LLC, a Delaware limited liability company

By: 1198 Valencia Street, LLC, a California limited liability company, Its Operating Member

By: [Signature]  
Name: Hyun Sean Sullivan  
Its: Sole Member

**OWNER'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO )

ON MARCH 21, 2017 BEFORE ME, DENNY S. WU

A NOTARY PUBLIC, PERSONALLY APPEARED HYUN SEAN SULLIVAN

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2113873

MY COMMISSION EXPIRES: 06-29-2019

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

**BENEFICIARY**

MFG Union Bank, N.A  
BY: [Signature] TITLE: Vice President  
Tom Scandlyn

**BENEFICIARY'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )

ON 2-27-2017 BEFORE ME, JAMES L FURRER

A NOTARY PUBLIC, PERSONALLY APPEARED TONI SCANDLYN  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2092787

MY COMMISSION EXPIRES: 7-24-2018

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN DIEGO

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VALENCIA STREET PARTNERS, LLC ON JULY 15, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2016, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Signature: [Signature] Date: 2/16/17  
L.S. 7779  
Professional Land Surveyor Seal: DANIEL J. WESTOVER, P.L.S. 7779, STATE OF CALIFORNIA  
RECORDER'S STATEMENT  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS AT  
PAGES \_\_\_\_\_, AT THE REQUEST OF WESTOVER SURVEYING, INC.  
SIGNED \_\_\_\_\_ COUNTY RECORDER

**CITY AND COUNTY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]  
BRUCE R. STORRS, L.S. 6914

DATE: FEBRUARY 15 2018



**CLERK'S STATEMENT**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_, 20\_\_\_\_, APPROVED THIS MAP ENTITLED "FINAL MAP 8840".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**TAX STATEMENT**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED: \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVALS**

THIS MAP IS APPROVED THIS 12TH DAY OF February, 2018  
BY ORDER NO. 187140

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MOHAMMED NURU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM**

DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S APPROVAL**

ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. \_\_\_\_\_, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. \_\_\_\_\_.

**FINAL MAP 8840**

A 49 RESIDENTIAL AND 5 COMMERCIAL UNITS MIXED-USE CONDOMINIUM PROJECT

BEING SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 8, 2016 IN DOCUMENT NO. 2016-K283960-00 BEING A PORTION OF MISSION BLOCK NO. 135. CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA FEBRUARY, 2018

WS Westover Surveying 336 CLAREMONT BLVD. STE 2 SAN FRANCISCO, CA 94127 (415) 242-5400 www.westoversurveying.com

**LEGEND**

- SET RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
- └ FOUND CURB CUT, UNKNOWN ORIGIN
- PROPERTY LINE
- - - MONUMENT LINE
- - - MEASUREMENT TIE LINE
- ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- { } REFERENCE ID
- BLD.COR. BUILDING CORNER
- CCSF CITY AND COUNTY OF SAN FRANCISCO
- POB POINT OF BEGINNING
- APN ASSESSOR'S PARCEL NUMBER
- ℙ PROPERTY LINE
- STY. STORY
- ML-ML MONUMENT LINE TO MONUMENT LINE

**SPECIAL RESTRICTIONS:**

THIS PARCEL MAP IS SUBJECT TO THE CONDITIONS PER THOSE "NOTICE OF SPECIAL RESTRICTIONS" RECORDED IN DOCUMENT 2016-K194624 AND IN DOCUMENT 2016-K194625, BOTH BEING RECORDED ON JULY 21, 2016 IN THE CITY AND COUNTY OF SAN FRANCISCO RECORDER'S OFFICE.

**BASIS OF SURVEY**

MANY OF THE MONUMENT MARKS PER {R2} AROUND THE BLOCK HAVE BEEN DESTROYED. THE MONUMENT LINES WERE RE-ESTABLISHED BY RECORD OFFSET MEASUREMENTS FROM FOUND MONUMENTS AND BY RECORD DISTANCES BETWEEN MONUMENT LINES AS SHOWN ON {R2}. THE MONUMENT LINES AS RE-ESTABLISHED ARE NOT AT RIGHT ANGLES. THE VALENCIA STREET MONUMENT LINE WAS USED AS THE BASIS OF ORIENTATION FOR THIS SURVEY.

THE BLOCK LINES RELEVANT TO THE SUBJECT AND ADJOINER DEEDS WERE ESTABLISHED AS FOLLOWS:

THE WESTERLY LINE OF VALENCIA STREET WAS ESTABLISHED AT RECORD DISTANCE PER {R3} OF 55.00' OFFSET AND PARALLEL TO THE MONUMENT LINE ON VALENCIA STREET. THE NORTHERLY LINE OF 23RD STREET WAS ESTABLISHED AT THE RECORD DISTANCE PER {R3} OF 45.75' NORTHERLY OF THE 23RD STREET MONUMENT LINE. SINCE THE MONUMENT LINE IS NOT PARALLEL TO THE BLOCK, THE MIDPOINT OF THE SUBJECT LOT WAS USED FOR THE MEASUREMENT OF 45.75'. THE EASTERLY LINE OF SAN JOSE AVE WAS ESTABLISHED USING RECORD DIMENSIONS PER {R1} AND {R3}.

THE SUBJECT PARCEL WAS ESTABLISHED BY RECORD DIMENSIONS PER DEED {R1}.

**GENERAL NOTES**

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN DECIMAL FEET UNLESS OTHERWISE NOTED.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON THE REFERENCES AS INDICATED UNLESS OTHERWISE NOTED.
4. MONUMENT MARKS PER {R2} WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE EITHER SEARCHED FOR, NOT FOUND OR NOT ACCESSIBLE AT THE TIME OF THE SURVEY.
5. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND REQUESTED BY THE CCSF SURVEYOR. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

**REFERENCES**

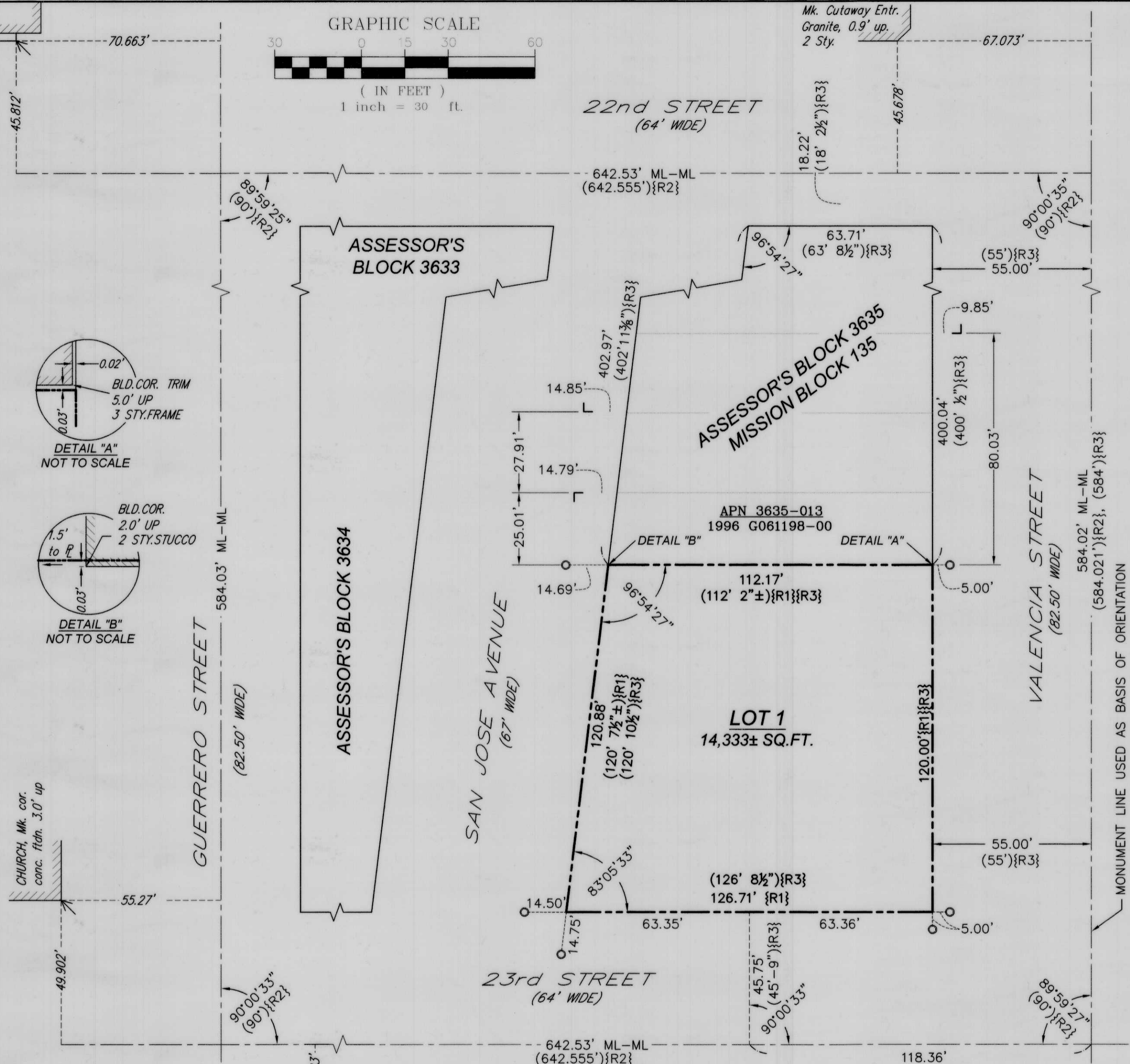
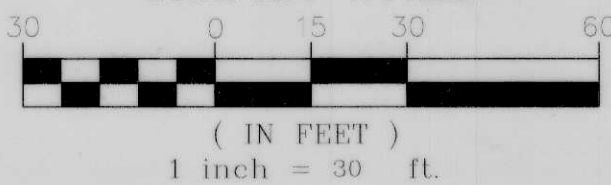
THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.

- {R1} GRANT DEED RECORDED JULY 8, 2016 AS DOCUMENT NUMBER 2016-K283960-00.
- {R2} MONUMENT MAP NO. 257 AND MAP NO. 263 ON FILE AT THE SURVEYOR'S OFFICE OF CCSF.
- {R3} BLOCK DIAGRAM OF MISSION BLOCK NO. 135, DATED 9-11-1908 ON FILE AT THE SURVEYOR'S OFFICE OF CCSF.

**NOTE:**  
THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

ADDRESS & UNIT NO.	APN'S
1182, 1184, 1186, 1196 & 1198 VALENCIA	3635-032 THRU 036
1188 VALENCIA, UNITS 101-103	3635-037 THRU 039
1188 VALENCIA, UNITS 201-212	3635-040 THRU 051
1188 VALENCIA, UNITS 301-312	3635-052 THRU 063
1188 VALENCIA, UNITS 401-412	3635-064 THRU 075
1188 VALENCIA, UNITS 501, 503-511	3635-076 THRU 085

**GRAPHIC SCALE**



**CONDOMINIUM GENERAL NOTES**

- a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This Condominium Project is limited to a maximum of forty-nine (49) residential and five (5) commercial condominium units.
- b) All ingress(es), egress(es), path(s) of travel, fire/emergency exit(s) and exiting components, exit pathway(s) and passageway(s), stairway(s), corridor(s), elevator(s), and common use accessible feature(s) and facilities such as restrooms that the Building Code requires for common use shall be held in common undivided interest.
- c) Unless specified otherwise in the governing documents of a condominium homeowners' association, including its conditions, covenants, and restrictions, the homeowners association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:
  - (i) All general use common area improvements; and
  - (ii) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained street trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works Code or other applicable Municipal Codes.
- d) In the event the areas identified in (c) (ii) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the homeowners' association for the maintenance, repair, and replacement of those areas. Failure to undertake such maintenance, repair, and replacement may result in City enforcement and abatement actions against the homeowners' association and/or the individual homeowners, which may include, but not be limited to imposition of a lien against the homeowner's property.
- e) Approval of this map shall not be deemed approval of the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivider's obligation to abate any outstanding municipal code violations. Any structures constructed subsequent to approval of this Final Map shall comply with all relevant municipal codes, including but not limited to the planning, housing and building codes, in effect at the time of any application for required permits.
- f) Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Valencia Street, San Jose Ave and 23rd Street are permitted through and are subject to the restrictions set forth in the Building Code and Planning Code of the City and County of San Francisco. This map does not convey any ownership interest in such encroachment areas to the condominium unit owner(s).
- g) Significant encroachments, to the extent they were visible and observed, are noted hereon. However, it is acknowledged that other encroachments from/onto adjoining properties may exist or be constructed. It shall be the responsibility solely of the property owners involved to resolve any issues that may arise from any encroachments whether depicted hereon or not. This map does not purport to convey any ownership interest in an encroachment area to any property owner.

**FINAL MAP 8840**

A 49 RESIDENTIAL AND 5 COMMERCIAL UNITS MIXED-USE CONDOMINIUM PROJECT

BEING SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 8, 2016 IN DOCUMENT NO. 2016-K283960-00.

BEING A PORTION OF MISSION BLOCK NO. 135.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA FEBRUARY, 2018

**WS**  
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